151.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,300 / 807,300
					USE VALUE:	807,300 / 807,300
					ASSESSED:	807,300 / 807,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENDERSHOTT HEIDI A
Owner 2:	NANOPOULOS KOSTAS
Owner 3:	
Street 1:	14 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEALY ROBERTA T -
Owner 2:	-
Street 1:	14 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,710 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6710.000	306,900	3,400	497,000	807,300
Total Card	0.154	306,900	3,400	497,000	807,300
Total Parcel	0.154	306,900	3,400	497,000	807,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.47 | /Parcel: 420.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100401
GIS Ref	
GIS Ref	
Insp Date	06/12/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,000	3400	6,710.	497,000	807,400	807,400	Year End Roll	12/18/2019
2019	101	FV	246,000	3400	6,710.	466,000	715,400	715,400	Year End Roll	1/3/2019
2018	101	FV	246,000	3400	6,710.	385,200	634,600	634,600	Year End Roll	12/20/2017
2017	101	FV	232,300	3400	6,710.	354,100	589,800	589,800	Year End Roll	1/3/2017
2016	101	FV	232,300	3400	6,710.	323,100	558,800	558,800	Year End	1/4/2016
2015	101	FV	220,000	3400	6,710.	316,900	540,300	540,300	Year End Roll	12/11/2014
2014	101	FV	220,000	3400	6,710.	294,500	517,900	517,900	Year End Roll	12/16/2013
2013	101	FV	221,700	3400	6,710.	280,200	505,300	505,300		12/13/2012

!11879!

PRINT

Date	Time
12/11/20	02:00:38

LAST REV

Date	Time
12/14/17	14:28:12
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11879

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALY ROBERTA T	56938-265		6/1/2011	Change>Sale	460,000	No	No		
	9519-509		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	100401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2017	1590	Re-Roof	7,800	C				
6/27/2016	886	Redo Bas	21,000					Finish basement
6/12/2013	842	Manual	25,500					
5/31/2013	782	Manual	2,500	C				
4/6/2012	335	Wood Dec	8,000					new deck back of h
7/15/2011	705	Manual	9,000					INSTALL 2 - 2 TON
7/1/2011	648	Redo Bat	2,000	C				
6/23/2011	618	Redo Kit	60,500					& LAUNDRY
6/16/2011	594	Demoliti	2,000					
12/1/1998	827	Add Bath	5,000					ADD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2017	Meas/Inspect	DGM	D Mann
6/12/2017	Permit Visit	DGM	D Mann
4/9/2014	Measured	PC	PHIL C
7/12/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Left Notice	JBS	JOHN S
6/20/2013	Info Fm Prmt	EMK	Ellen K
7/3/2012	Measured	JBS	JOHN S
5/9/2012	Info Fm Prmt	MM	Mary M
3/29/2012	Info Fm Prmt	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6710		Sq. Ft.	Site		0	80.	0.93	9									497,039						497,000	

Total AC/HA: 0.15404 | Total SF/SM: 6710 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 497,039 | Spl Credit | Total: 497,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:		1.0	%
Override:			%
	Total:	27.14	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32917202
Const Adj.:	0.98980200
Adj $ / SQ:	171.030
Other Features:	80674
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417361
Depreciation:	113272
Depreciated Total:	304089

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB			

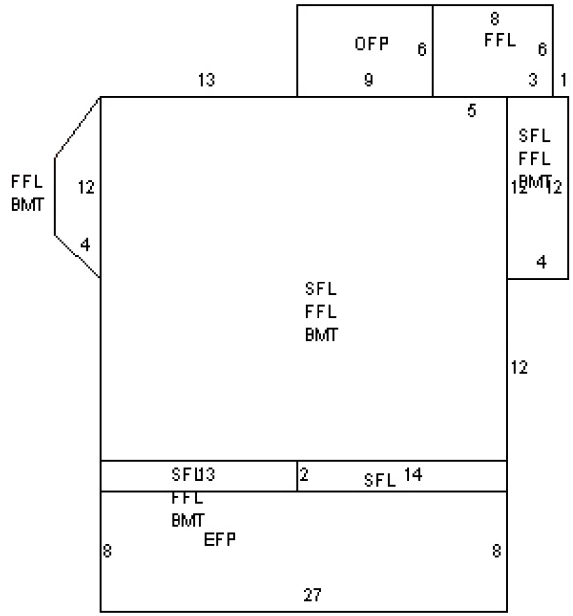
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.03
Special Features:	2800	Val/Su Net:	119.70
Final Total:	306900	Val/Su SzAd	198.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	796	171.030	136,140
SFL	Second Floor	750	171.030	128,273
BMT	Basement	748	82.090	61,407
EFP	Enclos Porch	216	39.420	8,515
OFP	Open Porch	54	43.550	2,352

Net Sketched Area:	2,564			Total:	336,687
Size Ad	1546	Gross Are	2564	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1916	26.57	T	40	101			3,400			3,400
22	Wood Deck	D	S	1	14x16	G	GD	2012	13.08	T	4.2	101			2,800			2,800

More:	N	Total Yard Items:	3,400	Total Special Featues:	2,800	Total:	6,200
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